102.0	0002	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,500 /	882,500
					USE VALUE:	882,500 /	882,500
					ASSESSED:	882,500 /	882,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARREIRO FERNANDO M/TRUSTEE
Owner 2:	CARREIRO EDUARDA F/TRUSTEE
Owner 3:	17 DICKSON AVE NOMINEE REALTY
Street 1:	17 DICKSON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARREIRO FERNANDO/EDUARDA -
Owner 2:	-
Street 1:	17 DICKSON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .147 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 2276 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6400.000	454,100		428,400	882,500
Total Card	0.147	454,100		428,400	882,500
Total Parcel	0.147	454,100		428,400	882,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.74 | /Parcel: 387.74

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 65681

GIS Ref

GIS Ref

Insp Date 10/31/18

!8145!

PREVIOUS ASSESSMENT

Parcel ID 102.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	454,100	0	6,400.	428,400	882,500		Year end	12/23/2021
2021	101	FV	441,100	0	6,400.	428,400	869,500		Year End Roll	12/10/2020
2020	101	FV	441,100	0	6,400.	428,400	869,500	869,500	Year End Roll	12/18/2019
2019	101	FV	330,800	0	6,400.	434,500	765,300	765,300	Year End Roll	1/3/2019
2018	101	FV	330,800	0	6,400.	324,400	655,200	655,200	Year End Roll	12/20/2017
2017	101	FV	330,800	0	6,400.	293,800	624,600	624,600	Year End Roll	1/3/2017
2016	101	FV	330,800	0	6,400.	281,500	612,300	612,300	Year End	1/4/2016
2015	101	FV	317,900	0	6,400.	238,700	556,600	556,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:48:45

LAST REV

Date	Time
09/09/19	09:16:25
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8145

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARREIRO FERNAN	69319-464		5/23/2017	Convenience	99	No	No		
FANNING KURT/TA	33331-352		7/27/2001		275,000	No	No		
DEMONT LISA M	32455-96		2/2/2001		275,000	No	No		
KIERNAN BRIAN /	27078-465		2/21/1997		159,000	No	No		Y

USER DEFINED

Prior Id # 1:	65681
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2004	275	Addition	48,000	C		G6	GR FY06	2ND FL / 16X18 REA
2/6/2001	80	Addition	125,000	O		G4	GR FY04	ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	BS	Barbara S
3/20/2009	Inspected	163	PATRIOT
1/6/2009	Measured	372	PATRIOT
3/9/2005	Permit Visit	BR	B Rossignol
6/5/2001	MLS	MM	Mary M
12/10/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
8/8/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6400		Sq. Ft.	Site		0	70.	0.96	5									428,400						428,400	

Total AC/HA:	0.14692	Total SF/SM:	6400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	428,400	Spl Credit		Total:	428,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19801664
Const Adj.:	0.99989998
Adj $ / SQ:	155.727
Other Features:	115549
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	475951
Depreciation:	21894
Depreciated Total:	454058

COMMENTS

FIELD CHK ADDITIONS 3-9-2005.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

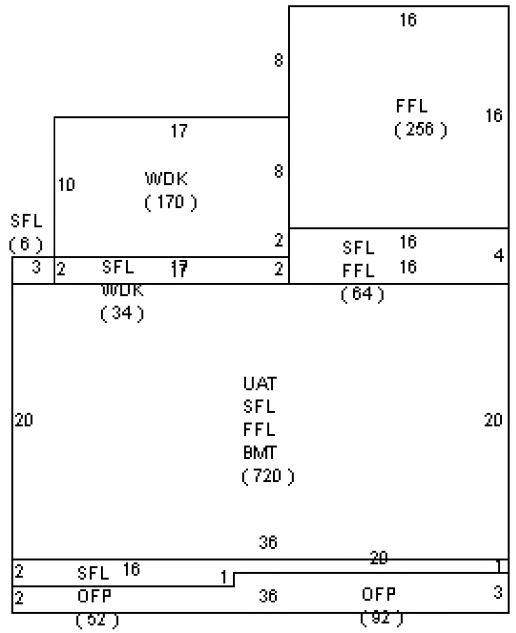
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.73
Special Features:	0	Val/Su Net:	143.52
Final Total:	454100	Val/Su SzAd	237.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,040	155.730	161,956
SFL	Second Floor	876	155.730	136,416
BMT	Basement	720	61.900	44,569
WDK	Deck	204	10.900	2,224
UAT	Upper Attic	180	62.290	11,212
OFP	Open Porch	144	27.960	4,026

	Net Sketched Area:	3,164	Total:	360,403	
Size Ad	1916	Gross Area	3704	FinArea	2276

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc